

63-21

# 1123

DEED OF DISTRIBUTION  
BY PERSONAL REPRESENTATIVE (TESTATE ESTATE)

033815

This deed is made by Grace H. Cutting Personal Representative of the Estate of Lloyd P. Cutting deceased, Grantor, to Grace H. Cutting, Grantee,

WHEREAS, the last will of Lloyd P. Cutting deceased, was duly admitted to probate in the County Court of Kennebec, State of Maine,

WHEREAS, Grantor was appointed Personal Representative of said estate and is now qualified and acting in said capacity; and,

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to the Grantee:

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantee the following described real property together with all tenements, hereditaments and appurtenances thereto belonging but subject to easements and restrictions of record.

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

Starting at a point in the easterly line of Central Avenue, which line is sixty-five (65) feet from the point of intersection of the easterly line of Central Avenue and the southerly line of Hazelwood Avenue; thence to the south along the easterly line of Central Avenue a distance of sixty-five (65) feet; thence to the east parallel to the southerly line of Hazelwood Avenue a distance of approximately one hundred ten (110) feet to the westerly line of land now or formerly of Anna B. Fitzgerald; thence to the north along the westerly line of said Fitzgerald a distance of sixty-five (65) feet; thence to the west a distance of approximately one hundred eight (108) feet to the point of beginning.

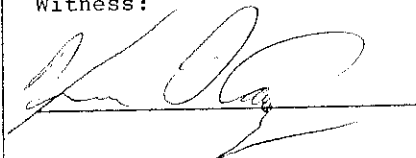
The above described lot is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than Six Thousand (\$6,000.00) Dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Meaning and intending to convey the same property conveyed to Lloyd Cutting by Home Development Company in a warranty deed dated April 15, 1950 recorded in the Kennebec County Registry of Deeds in Book 890, Page 475.

Executed this 3rd day of December, 1992.

Witness:

ESTATE OF LLOYD P. CUTTING



By: Grace H. Cutting  
Grace H. Cutting  
Personal Representative

STATE OF MAINE  
County of Kennebec

On December 3, 1992 before me, the undersigned, a Notary Public, duly commissioned and qualified for and residing in said county and state, personally appeared Grace H. Cutting as Personal Representative of the Estate of Lloyd P. Cutting, deceased, to me known to be the identical person who executed the foregoing Deed of Distribution and acknowledged the same to be her voluntary act and deed.

  
Notary Public  
SARAH E. WHEELER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 9, 1997



RECEIVED KENNEBEC SS.

92 DEC -7 AM 9:00

ATTEST: Loraine Ruth Mann  
REGISTER OF DEEDS